



July 31, 2007

**Letter of Justification**

**Re: 307 S. Main Street and 319 S. Main Street  
Las Vegas, NV 89101**

New Genesis is a community of recovery that recognizes homelessness as a temporary situation, not a personal weakness. We assist with housing, case management, and peer mentoring to homeless individuals, in a program that incrementally guides clients back to independent living. New Genesis is a Colorado Corporation, qualified to do business in Nevada.

We have currently leased the properties formerly known as the Little Hotel and the Victory Hotel, at 319 S. Main Street and 307 S. Main Street, respectively, and have secured a contract with Clark County Social Services for services to be rendered at the aforementioned addresses.

*Please note that we are not viewing this location as a permanent home for our organization; rather, we are working in conjunction with the current owner, Glenda Shaw, to use the properties - while they are for sale - for a worthy cause, with the understanding that, eventually, they will be purchased by a developer and our lease will be terminated. Therefore, we are willing to stipulate, up front, that if the SUP is granted, it may be automatically reviewed in three years' time and may then be suspended to preserve the integrity of the newly-developed, downtown area.*

In the interim, we believe that the use of the properties for which we are requesting a permit is consistent with the current atmosphere of the area. In the immediate vicinity, there are several hotels (including the Daisy Motel and the Budget Inn Downtown) that rent to their customers on a daily, weekly, or monthly basis. In general, our clientele consists of individuals who might have stayed at the Victory or Little Hotel on a Clark County Social Services Housing Voucher when they were operated as boarding houses. The difference is to be found in the fact that New Genesis will now provide case management and supportive services to the individuals at these properties and assist them as they transition back to fully independent living.

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Additional facts which support the issuance of a Special Use Permit include:

- All our services are non-clinical; we do not employ any individuals who would require licensure by the state.
- Our services are offered by appointment only. Only individuals with a referral directly from Clark County Social Services are eligible for our program. There will therefore be no lines for services outside the properties at any time.
- Our staff provides round-the-clock supervision on the properties.
- The properties would be sitting vacant, most likely boarded-up, were we not presently leasing them. This may pose a security risk and be attractive to vagrants in the downtown area. While we are tenants, we will provide security in and around the properties.
- The owner, Glenda Shaw, of Shaw and Associates, is a developer with a significant stake in the redevelopment of downtown Las Vegas. She sees this as a win-win situation; rather than allow the properties to sit vacant while they are sold, and while the new owners go through the lengthy process of licensing and permitting for redevelopment, the two buildings can be used for a worthy cause.
- The services we provide will improve social condition of the Las Vegas Valley, and are outlined as follows:

### **Case Management**

Case management services are an integral part of the New Genesis Transitional Housing supportive services system. It includes: assessment; crisis prevention and intervention; service management, including the development and coordination of an individualized service plan with resource identification and referrals; collection of savings and program fees; development of a independent living plan; and advocacy on behalf of the client. The development and implementation of the individualized service plan, with clearly defined goals, objectives, outcomes and time frames, is critical to the clients' ultimate success in achieving the New Genesis program goals of self-sufficiency and independent living. Case management includes:

- A comprehensive orientation and assessment process which includes the collection of demographic data, formulation of a psycho-social history, contact/coordination with collateral agencies servicing the client, and identification of any barriers to obtaining employment and independent housing and gaining self-sufficiency
- Development of an individualized service plan, which is jointly developed, signed by the client. The ISP specifies measurable client goals and is reviewed frequently and updated as necessary.

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- Identification of resources, including referrals for other needed supportive services, including those services which address mental health, medical health, substance abuse, and behavioral health needs.

### **Employment Training and Services**

For individuals who enter the program without employment, case management during the acute period (the first 21 days) centers around identifying and eliminating obstacles to stable employment. New Genesis conducts onsite employment workshops regularly, which address résumé building, interviewing techniques, and job search strategies, as well as providing individualized employment assistance and guidance.

Additionally, referrals to programs at Nevada Partners, The Community College of Southern Nevada, and UNLV are routinely made in an effort to reduce under-employment among this population.

### **New Genesis Group Meetings and Peer Mentoring**

The group meeting component of the New Genesis clinical design provides the primary structure for program.

Upon entering the program, each client is assigned a schedule of case management appointments and group meetings, attendance at which is mandatory. One group meeting per week is a House Meeting, and is universal to all clients. It address, among other items, issues related to communal living and functions as a support group in which clients gain perspective through shared life experience. The remaining meetings function as life skills classes and are assigned based on the needs identified at intake and addressed in the client's Individual Service Plan. Examples include:

- Personal Finance
- Relapse Prevention
- Drug and Alcohol education
- Parenting Skills
- Employment Skills

Life skills sessions are held in conjunction with our community partners and include organizations like Consumer Credit Counseling Services, Gamblers/Alcoholics Anonymous, Planned Parenthood, etc.

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The meetings function not only to enhance clients' skills, remove obstacles to independence, and increase social skills, but also to provide a structured experience that reinforces personal accountability and provides a basis for measurable progress through the program.

As clients move through the phases of the program, they are involved in our peer mentoring program, first on the receiving end, then as mentors themselves. The

aim of the mentoring component is to increase socialization, as well as to provide a means for clients to contribute to the ongoing operations of the program.

**Parking Spaces**

Because our clients do not possess automobiles, but instead use public transportation or other, low-cost means of transport, we are requesting an exception to the number of spaces we are required to have in our lot. Presently, there are 13 spaces, with 1 designated handicapped space; this is more than sufficient, since only our staff and visitors from referring agencies will be using them.

For the reasons outlined above, we are requesting that you grant a Special Use Permit for the subject properties. We thank you for your consideration.

Sincerely,  
NEW GENESIS, Inc.



Jennifer Terranova  
Executive Director

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